

Gardner, Stephen

From: Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent: Wednesday, November 04, 2009 3:41 PM
To: Gardner, Stephen
Cc: Nein, Jeffrey; Denise Harrover
Subject: RE: Stone Ridge - Questions
Attachments: Vepco Sect.pdf

Stephen – I have added responses below. I hope these address your questions but please call me on my cell 703.898.4971 if I missed something.

Thanks
Roy

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Wednesday, November 04, 2009 11:33 AM
To: Roy Barnett
Cc: Denise Harrover; Nein, Jeffrey
Subject: Stone Ridge - Questions

Mr. Barnett,

In preparation for the November 12, 2009 Work Session, I have a couple of questions:

- 1) Will residential buildings in the R-24 district (Land Bay 6) be constructed to 3 or 4 stories? 3 story and we can agree to stipulate same in proffers as a condition of recommendation of approval
- 2) How many ADU's have been provided in Stone Ridge? I am assuming ADUs were provided pursuant to Section 7-100? Am I correct? The 1994 case requires 283 ADUs and the 2002 case added 32 ADUs for a total of 315 ADUs. We have currently constructed 108 ADUs.

ADUs have been provided in Land Bays 3, 5, and EE2A. Correct? Yes – They ADUs for Land Bays 2, 3, 4, and 5 are provided in Land bays 3 and 5 and the multifamily ADUs associated with the units added via EE2a are to be constructed in EE2A.

- 3) Can you please provide the distance of the power lines from the boundaries of Land Bay ZZ. Essentially, I need to know how far the power lines are setback from each property line of Land Bay ZZ. In your response to Commissioner Austin, you provide some distances (i.e. 130' from rear yards for what is now Land Bay 5 from the 500 kv line; 135' from the 230 kv line, etc.). How did you calculate these distances? Did you assume the distance of the respective power line from the boundary of Land Bay ZZ plus the respective yard for the district? If you have a graphic comparing Land Bay 5 (as approved) versus Land Bay 6 (as proposed), I would like to include this in the committee item as it aids in visualization. If not, I may prepare something. I have attached a graphic prepared by Urban that was used in my response to Erin Austin.
- 4) I intend to include the attached exhibits as an attachment to the Committee Item as I feel they are helpful. Are the attached exhibits the most recent? YES

I may have more questions as I finish the item. Feel free to call as needed. Thanks,

Stephen Gardner